

SUMMER 2003 FLYER

COOKOUT 2003

Mark your calendars now for the second annual community cookout- the event is scheduled for **Saturday, September 13th, from 4-6pm.** Last year

over fifty neighbors gathered near the playground on Hutchison Grove Court to share

food, music and laughs. We hope to see even more of you this year! Several residents have already volunteered to help with this awesome event and they will be contacted during August. If you are interested in helping at the cookout, please email us with your name and number at events@mhha.net.



Look for an invitation in August in the mail, and on the website, with more information and enjoy your summer.

MAILBOX CLEANUP

The community mailboxes are in need of a good paint job. Also the ground around the mailboxes is unsightly and in some areas the footing is unsafe. The association has hired Galaxy Painting to sand, prime and paint every community mailbox. Then Valley Crest will landscape around the mailboxes. Brick edging will be installed to separate the turf from the mailboxes. The existing pavers will be resealed and rocks will be laid around the pavers. These repairs make the mailbox areas much more attractive and safe.

GROUND UNDER REPAIR

Plans are being laid to replace two of the retaining walls that have fallen into disrepair. The association has commissioned a scope of work from a structural engineer to design the necessary replacements. Given their current state, the repair of the retaining walls is the association's top priority.

Repairs are also planned for concrete curbs, gutters and buckled sidewalks presenting potential trip hazards. Brothers Paving has been chosen to do the concrete repairs. Repairing the entire association will take up to four days. The repairs may affect your sidewalk. The detailed list of planned repairs is on www.mhha.net under the "News" section. Check to see if you are affected. When the repairs occur, vehicles need to be removed from the adjacent parking spaces. The date is currently being planned and will likely fall between August 18th and September 5th.



Your walkway to the sidewalk is not part of the planned repairs. Take a look to see if you have issues with the grade of your walkway, or if your steps and walkway need repairing. During the repair of the sidewalks, Brothers Paving can do localized repairs to homeowner walkways for \$6 per square foot. Estimates and payments will be done before the work begins. If you are interested in having your walkway modified please contact ProCAM by July 31st to get added to the list.

WHAT A MESS!

As you are probably aware, our recycling contractor has failed to make scheduled pickups on many recent Tuesdays due to their lack of CDL drivers. The board has not been satisfied with the customer service we have received from AAA and credits have been made to our account for each missed pickup. We are also reviewing our contract with AAA and are pursuing bids from other trash and recycling contractors in case the service does not dramatically improve. In the meantime, continue to put out your secure recycling on Tuesday mornings. If it is not picked up, put it out again on Wednesday morning. We are in a constant dialogue with AAA as we work through this inconvenient and messy problem, but feel free to voice your opinion or get an update by calling them at 703-818-8222.



MESSAGE FROM THE ARC

Starting in July, Marshall Heights' Architectural Review Committee (ARC) will be reminding neighbors to keep our community looking its best. Residents who have trash cans in their front yards, burned-out lamps, or other ARC rule violations will receive a notice on their front door reminding them to correct those violations as soon as possible. Repeated violations can add up to a special assessment attached to your homeowners' dues, so please take notice and help us make the neighborhood look great!

TIME FOR A TRIM

It is important to a tree's health to trim it periodically. Pruning your tree stimulates growth and ensures a long, healthy tree life. If you've ever had to replace your tree, you know it can be expensive. Take the opportunity each year to trim the trees on your property to give them a healthy advantage. For larger trees, a tree trimming service is recommended so as not to endanger your safety.



A number of neighborhood sidewalks have large branches hanging over them that shed water on people walking below. If you have a tree that hangs low over a sidewalk, it is your responsibility to have those branches cut. If you haven't trimmed the branches on your tree yet, the Architectural Review Committee will be notifying you that this needs to be done. Also, if your tree infringes on your neighbor's property or touches another house, it is your responsibility to have your tree trimmed.

Valley Crest has been contracted to prune the trees that sit on common property. They are offering to provide a Marshall Heights membership rate of \$35/hour to trim homeowner's trees at the same time they are trimming the common area trees. Contact Brian Couhengour at Valley Crest at 703-352-7555 if you are interested in taking advantage of this opportunity.

MESSAGE FROM THE PRESIDENT

This newsletter is designed to keep owners and renters updated on what is happening in the Marshall Heights community and as your new president I'd like to tell you what the Board has been doing since the Annual Meeting in April.

The first change that I am sure you have noticed is another switch in management companies. The switching around over the past couple of years has been very unfortunate indeed, but the Board is pleased to welcome back ProCAM, who successfully managed Marshall Heights for several years.

Working closely with community manager Kasanda Chisambisha, our top priorities include:

- reassessing the state of the community finances and aggressively collecting overdue quarterly assessments
- undertaking several overdue capital improvements including replacing crumbling retaining walls, repairing broken sidewalks, and removing loose concrete slabs near mailboxes
- pressing our service providers to improve services that have gone lax
- supporting the Architectural Review Committee in their efforts to notify owners and residents of ongoing violations of the community guidelines
- evaluating the current assessment structure to ensure that we are keeping pace with inflation and are adequately funding our capital reserves.

FIRST IMPRESSIONS

There has been a great improvement in the look of our neighborhood. Thank you for maintaining the appearance of your home and our community. Based on feedback from some homeowners, we offer a few important reminders of ways everyone can pitch in:

- Please refrain from leaving trash or yard debris outside of your fence
- Recycling should be put in your recycle bin or paper bags, not plastic bags. Container lids and cardboard are NOT acceptable recycle materials
- Trash cans and recycling bins must be contained inside your home, your garage or in your back yard
- Take a look at the shutters, soffits and siding for signs of wear
- Remember to prune trees and bushes.

Answers to many questions regarding the maintenance of your home, including paint colors, can be found at www.mhha.net or by calling ProCAM.

CONTACTS

The current board members are:
Shane Ham, President
J.D. Powell, Vice President
Dori Brady, Secretary
Steve Feeley, Treasurer
Anna Van Lier, Member-at-Large

Volunteer community leaders:
Becky Ham, ARC Chair
J.D. Powell, Webmaster

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